



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

March 30, 2017 5:00PM 2 George St, Charleston, SC

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

SPECIAL MEETING OF MARCH 30, 2017

A special meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Thursday, March 30, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following item will be considered:

ORDINANCE AMENDMENT AND REZONING

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the peninsula portion of the City in accordance with the maps attached to this ordinance.

The proposed ordinance and maps may be viewed on the City's website at www.charleston-sc.gov/projects.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

March 30, 2017

Ordinance Amendment & Rezoning :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the peninsula portion of the City in accordance with the maps attached to this ordinance.

BACKGROUND

On February 28, 2017, Charleston City Council gave first reading approval of this ordinance modifying the existing Accommodations Overlay. This ordinance was presented in detail at a public hearing during the Planning Commission meeting of March 15, 2017. This item will again be presented in detail during this meeting.

Please note: a recent change was made to the proposed ordinance. The addition/change to the property at Church/Hayne Streets has been withdrawn from consideration. See the attached map indicating the area withdrawn.

STAFF RECOMMENDATION

RECOMMENDATIONS TO BE DISCUSSED DURING THE PLANNING COMMISSION MEETING

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY REVISING SECTION 54-220 (B) (1) (E) (15) PERTAINING TO LIMITS ON THE NUMBER OF ROOMS IN FACILITIES; AND BY CHANGING THE MAP PERTAINING TO THE ACCOMMODATIONS OVERLAY ZONE DISTRICT IN THE PENINSULA PORTION OF THE CITY IN ACCORDANCE WITH THE MAPS ATTACHED TO THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Section 54-220 (b) (1) (e) (15) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with a double-underline:

- (15) the number of rooms in the facility; provided however that the number of rooms in a facility shall not exceed 50 in areas designated "A-1" on the zoning map; 180 in areas designated "A-2" on the zoning map; 225 in areas designated "A-3" on the zoning map; 100 in areas designated "A-4" on the zoning map; 150 in areas designated "A-5" on the zoning map; ~~and 69 in areas designated "A-6" on the zoning map; and 175 in areas designated "A-7" on the zoning map;~~ and further provided that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north, the number of rooms in a facility may exceed 50 if the facility is a full-service hotel that provides 20,000 or more square feet of meeting and conference space, and an on-site restaurant that serves breakfast, lunch and dinner seven days a week;

Section 2. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended, by changing the Accommodations Overlay Zone District in the peninsula portion of the City in accordance with the map attached to this Ordinance.

Section 3. This Ordinance shall become effective upon ratification.

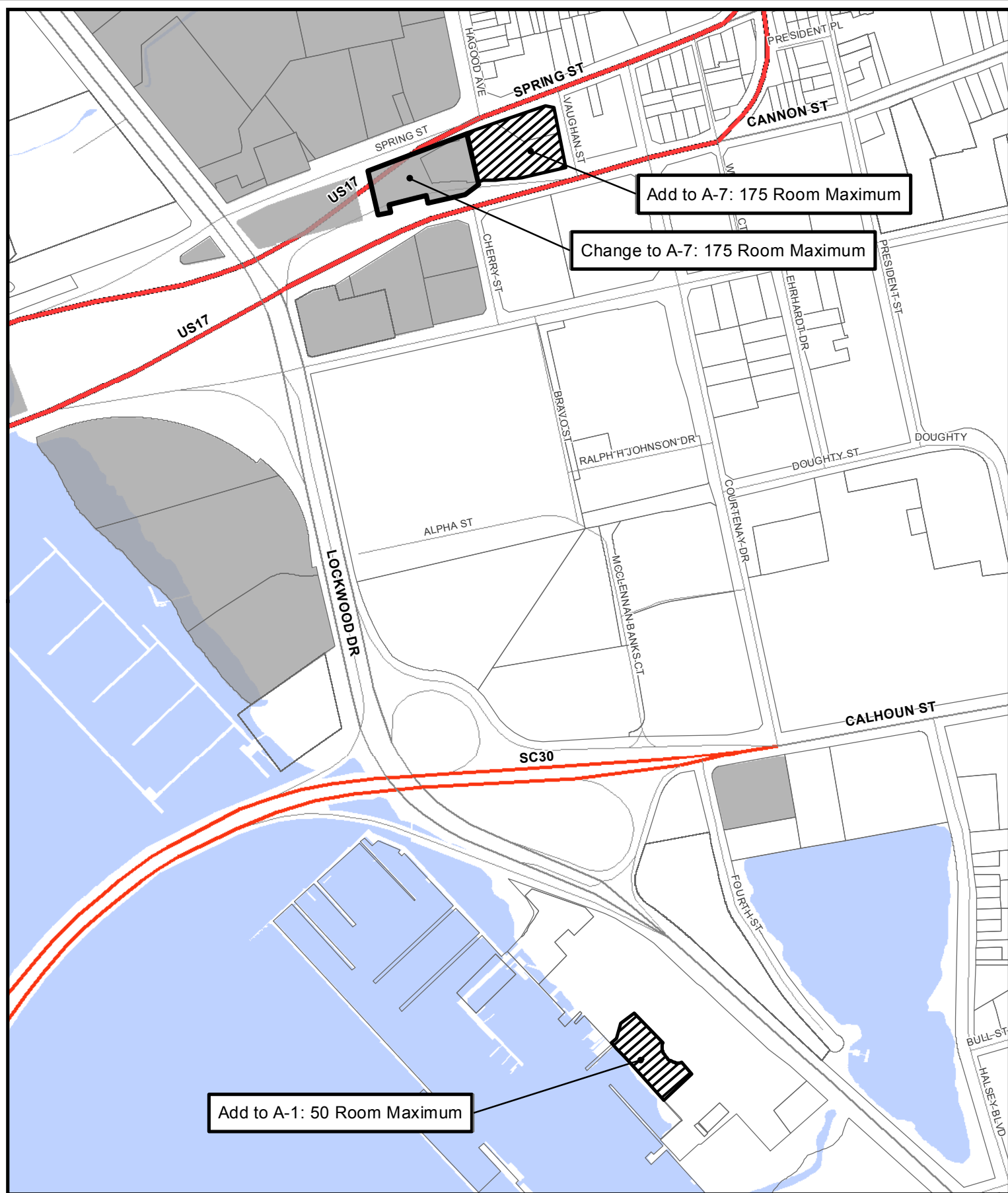
Ratified in City Council this ____ day of _____ in the Year of Our Lord, 2017, and in the ____ Year of the Independence of the United States of America

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner-Maybank
Clerk of Council





Date: 2/16/2017



City of Charleston
 Dept. of Planning, Preservation &
 Sustainability
 2 George St, Third Floor
 Charleston, SC 29401
www.charleston-sc.gov

Date: 2/16/2017

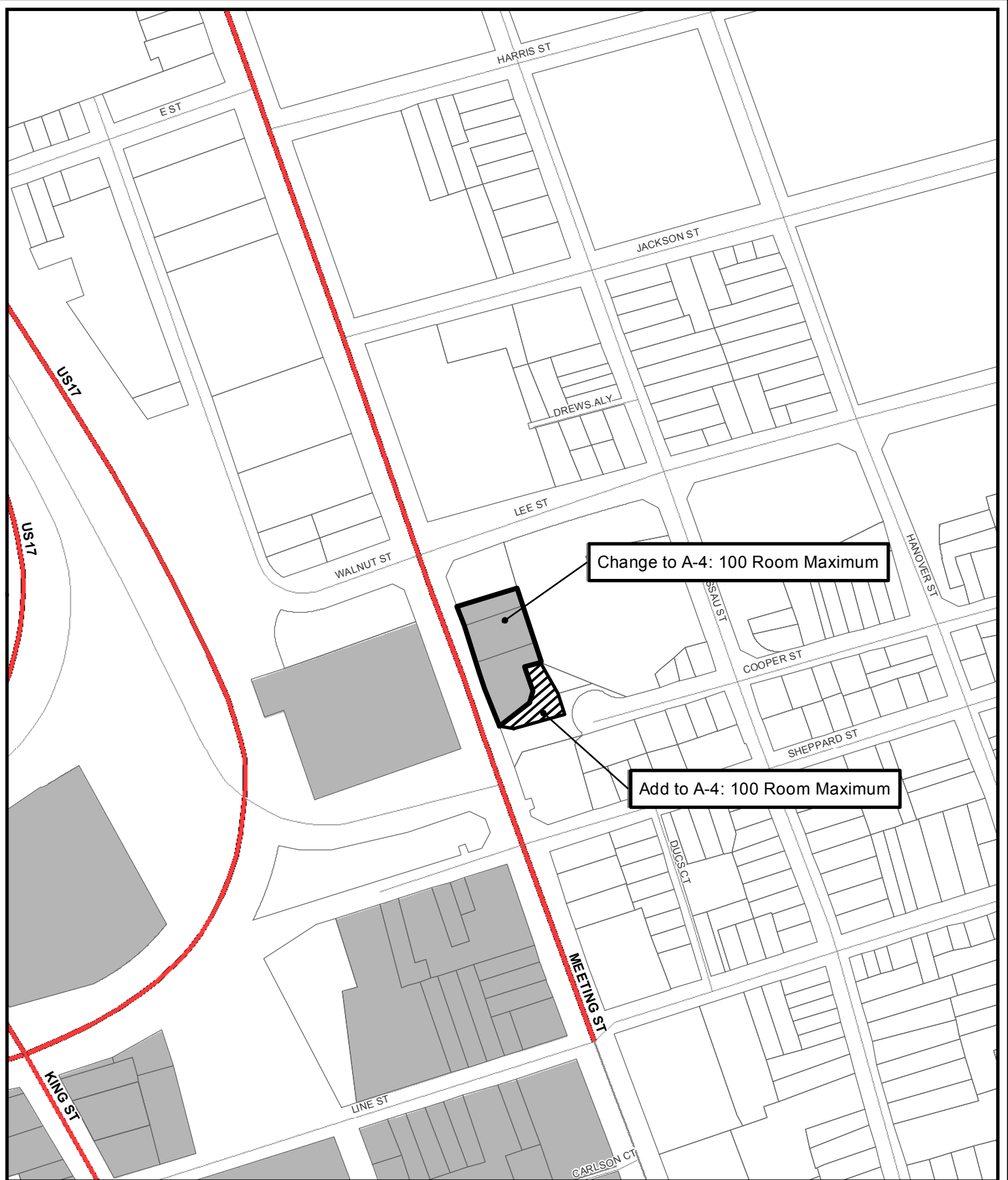
Accommodations Overlay Zone Map

-  Addition to Accommodations Overlay Zone
-  Amendment to Accommodations Overlay Zone
-  Property Lines
-  Current Accommodations Overlay Zone



1 inch = 400 feet





0 200 400
 Feet



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 Dept. of Planning, Preservation &
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Date: 2/16/2017

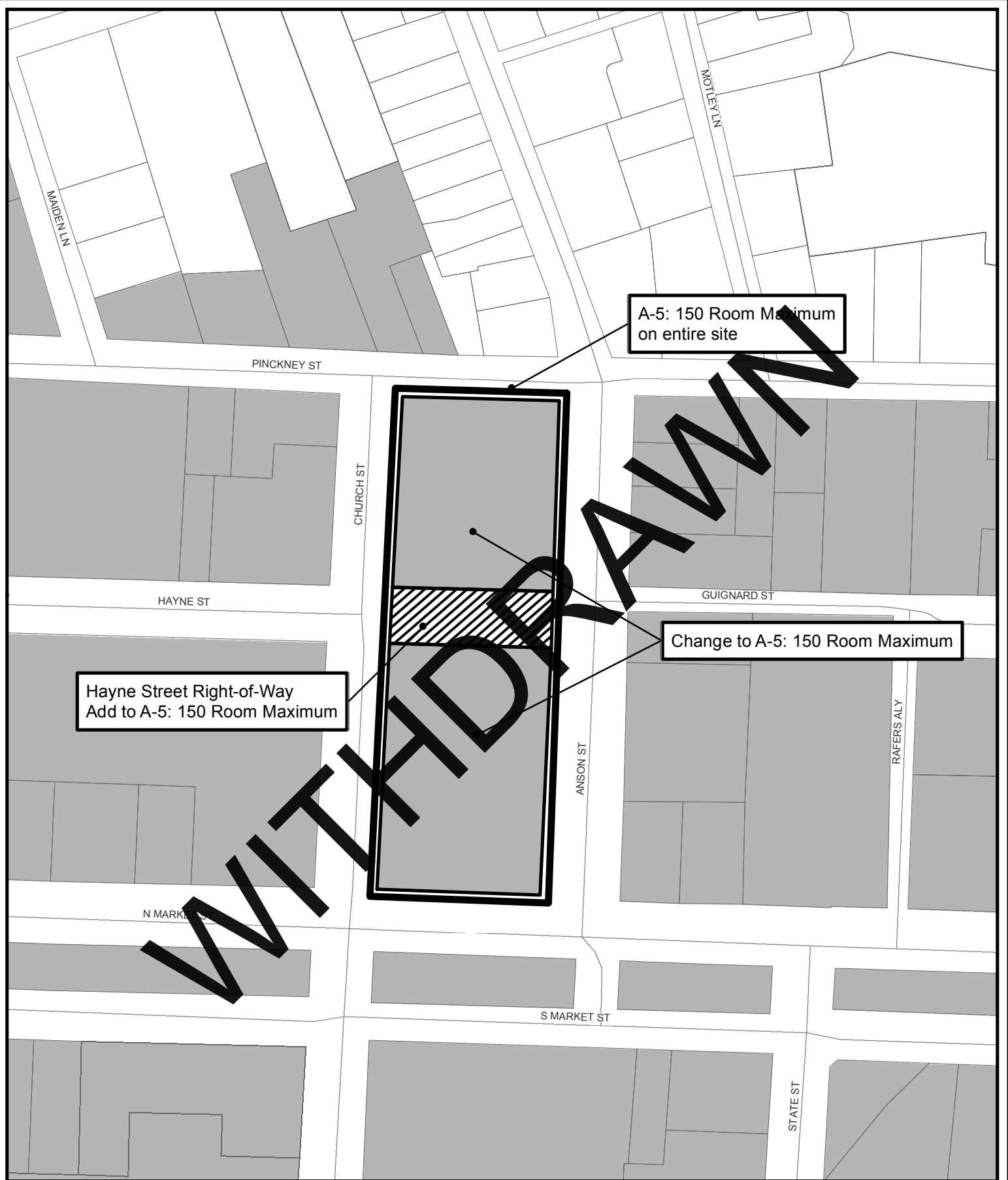
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Date: 2/22/2017

Accommodations Overlay Zone Map

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-  Property Lines
-  Current Accommodations Overlay Zone



1 inch = 100 feet

